



February 22, 2023

VIA EMAIL ([lgillingham@westfield.in.gov](mailto:lgillingham@westfield.in.gov))

Lauren Gillingham, AICP | Senior Planner  
Community Development  
2728 East 171st Street  
Westfield, IN 46074

Re: CHLL, LLC – Chatham Village Luxury Apartments  
Variance for Reduced Parking Ratio

Dear Ms. Gillingham:

Please accept the enclosed application for a parking variance from CHLL, LLC (CHLL). CHLL is under contract to acquire land within the Chatham Village PUD for multi-family development. We are seeking a variance of the Unified Development Ordinance, Section 6.8 (k), to allow a reduced planting ratio of shade trees, ornamental trees, and shrubs per dwelling unit.

This requested variance will not be injurious to the public health, safety, morals, and general welfare of the community because the site will have ample vegetative cover at a reduced ratio. Most sites have some sort of detention pond or common area that would allow significant room for tree plantings. This site utilizes an existing detention pond that was built along with Chatham Villages, thus reducing open areas to plant. In addition there is a regulated drainage easement around the pond which excludes plantings. There is also a utility easement along US-31 which hampers our ability to build an undulating landscaping mound, necessitating the use of a 6' fence.

Further, the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner for the same reasons mentioned above. A reduced ration will allow for a more aesthetically pleasing layout of plantings which will increase their longevity and add to the value of this site and the surrounding area.

Lastly, the strict application of the terms of the Ordinance will result in practical difficulties in the use of the property. If the current ratio is held to there would be significant navigability issues through the open areas of the site. In addition, there would be significant dead loss due to overcrowding which would hurt the visual appeal of this site.

Thank you for your review of this requested variance.

Sincerely,

Nathan Laframboise

Of V3 Companies (applicant representative)  
Acting on behalf of Jordan Dorsey of CHLL, LLC.